

WATERGATE AT LANDMARK CONOMINIUM
UNIT OWNERS ASSOCIATION

Policy Resolution #107

Unit Sale Without Request For Resale Certificate

WHEREAS, Section 2.1 of the Amendment and Restatement of Bylaws for Watergate at Landmark Condominium Unit Owners Association (“Bylaws”) provides that except as to those matters which either the Virginia Condominium Act (“Act”) or the Declaration for Watergate at Landmark Condominium (“Declaration”) (collectively “Governing Documents”) specifically require to be performed by the vote of the unit owners, the administration of the condominium shall be performed by the Board of Directors (“Board”).

WHEREAS, Section 3.1 of the Bylaws provides that the affairs of the Watergate at Landmark Condominium Unit Owners Association (“Association”) shall be governed by the Board.

WHEREAS, Section 3.2 of the Bylaws provides that the Board shall have all of the powers and duties necessary for the administration of the affairs of the Association and may do all such acts and things as are not by the Act or the condominium instruments directed to be exercised and done by the Association.

WHEREAS, Section 3.2 (6) of the Bylaws provides that the Board shall on behalf of the Association adopt and amend any rules and regulations; provided, however, that such rules and regulations shall not be in conflict with the Act or the condominium instruments.

WHEREAS, Section 6.9 of the Bylaws provides that by acceptance of the deed of conveyance, each unit owner thereby grants a right of access to the unit, as provided by Section 55.1-1955A of the Condominium Act, to the Board of Directors or the Management Agent or any other person authorized by the Board or the Management Agent, for the purpose of enabling the exercise and discharge of their respective powers and responsibilities, including without limitation making inspections...provided however that requests for entry are made in advance and that any such entry is at a time reasonably convenient to the unit owner.

WHEREAS, the Board recognizes that architectural or other changes to one unit may affect other units or the common elements of the Watergate at Landmark Condominium (“Condominium”).

WHEREAS, Section 55.1-1990 B(ii) of the Act requires a seller of a unit in the Condominium to obtain from the Association a Resale Certificate and provide such Resale Certificate to the purchaser.

WHEREAS, an inspection of the unit by the Association is legally required and a critical part of the Resale Certificate process and the administration of architectural and other changes to units.

NOW THEREFORE, BE IT RESOLVED THAT, if a seller fails to request a Resale Certificate from the Association as required by Section 55.1-1990 B(ii) of the Act:

- 1) The unit remains subject to all matters that would have been disclosed had a Resale Certificate been requested.
- 2) Purchaser is responsible for compliance with the Association Governing Documents including all matters that would have been disclosed had a Resale Certificate been requested.
- 3) Upon the Association becoming aware of the transfer of ownership of a unit, Association management is authorized to enter the unit as provided in the Act or the Governing Documents, and inspect the unit for the purposes of determining if any improvements or alterations made to the unit or the limited common elements assigned thereto, are or are not in violation of the condominium instruments.

**WATERGATE AT LANDMARK CONDOMINIUM
UNIT OWNERS ASSOCIATION**

RESOLUTION ACTION RECORD

Resolution No. 107

Pertaining to: Unit Sale Without Request For Resale Certificate

Duly adopted at a meeting of the Board of Directors held _____

Motion by: _____ Seconded by: _____

VOTE:	YES	NO	ABSTAIN	ABSENT
<u>Philip J. Schrock</u> PRESIDENT	<u>X</u>	_____	_____	_____
<u>Eileen Greenberg</u> VICE PRESIDENT	<u>X</u>	_____	_____	_____
<u>Abed Benzina</u> DIRECTOR	<u>X</u>	_____	_____	_____
<u>Alex Davila</u> DIRECTOR	<u>X</u>	_____	_____	_____
<u>Rudnaldo Hodges</u> DIRECTOR	<u>X</u>	_____	_____	_____
<u>Bob Lee</u> DIRECTOR	<u>X</u>	_____	_____	_____
<u>Luke Lopez</u> DIRECTOR	<u>X</u>	_____	_____	_____
<u>Theresa Mulrane</u> DIRECTOR	<u>X</u>	_____	_____	_____
<u>Joseph Vecchio</u> DIRECTOR	<u>X</u>	_____	_____	_____

ATTEST:

Vivian B. Mow

Secretary

Phil Adams

President

4/13/2021

Date

4/15/2021

Date

Resolution effective: April 15, 2021